



AGENDA

Meeting Location:

Sloat Room—Atrium Building
99 W. 10th Avenue
Eugene, OR 97401

Phone: 541-682-5481
www.eugene-or.gov/pc

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hour notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hour notice. To arrange for these services, contact the Planning Division at 541-682-5675.

MONDAY, JULY 21, 2014 – REGULAR MEETING (11:30 a.m. to 1:30 p.m.)

11:30 a.m. I. PUBLIC COMMENT

The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.

11:40 a.m. II. SOUTH WILLAMETTE SPECIAL AREA ZONE

Staff: Robin Hostick, 541-682-5507
Jennifer Knapp, 541-682-5445

1:15 p.m. III. ITEMS FROM COMMISSION AND STAFF

- A. Other Items from Staff
- B. Other Items from Commission
- C. Learning: How are we doing?

Commissioners: Steven Baker; John Barofsky; Rick Duncan; John Jaworski (Vice-Chair); Jeffery Mills;
Kristen Taylor; William Randall (Chair)

AGENDA ITEM SUMMARY
July 21, 2014

To: Eugene Planning Commission

From: City of Eugene Planning Division

Subject: South Willamette Concept Plan Implementation: Draft Design Code

ISSUE STATEMENT

This work session is a continuation of previous discussions on May 5, May 19, June 2, June 23 and July 14 regarding the development of the South Willamette Special Area Zone; for additional background, please see the AIS materials for these dates.

BACKGROUND

At the May 5, 2014 work session, Commissioners began a review of code concepts for the proposed South Willamette Special Area Zone. During this session, Commissioners provided input to prioritize more detailed review of several key topic areas. Previous work sessions addressed the topics of transitions, flexibility, and design standards. For additional information on these discussions, refer to meeting materials for these dates.

This work session will focus on proposed, conceptual standards for the Single-Family Options (SFO) subdistrict. The intent of the SFO subdistrict is to provide greater flexibility and options for smaller housing types that are compatible with single family neighborhoods but which are uncommon in Eugene. Although changing demographics and community needs point to an increase in demand for housing types such as cottage clusters, courtyard homes, and row houses, most of these are difficult and process-intensive to develop under current standards. The proposed SFO subdistrict will allow these development types in certain locations; however each development type will be subject to special design standards that raise expectations for quality and compatibility.

In addition, staff will follow up briefly on the South Willamette Special Area Zone Public Engagement Plan and share preliminary input from the July 15 stakeholder focus group.

As we continue the review process, specific, actionable suggestions will be most useful for staff in crafting a code that meets the Planning Commission's expectations.

NEXT STEPS

Following revisions based on Planning Commission review of the code concepts, a draft code will be introduced for public discussion later this summer and fall. The American Institute of Architects' test drive of the "preview" draft code is complete; a summary will be presented to Planning Commission at the July 28th work session.

Community outreach will continue throughout the summer and fall prior to review of the final draft code in the fall. See the Draft Public Engagement Plan outline for more information.

ATTACHMENTS

- A. Planning Commission Review – Working Summary (updated for 7.21.14)
- B. Single Family Options (SFO) – Proposed Concepts

FOR MORE INFORMATION

Robin Hostick at 541-682-5507 or Robin.A.Hostick@ci.eugene.or.us

Jennifer Knapp at 541-682-5445 or Jennifer.L.Knapp@ci.eugene.or.us

South Willamette Special Area Zone Planning Commission Review – Working Summary

July 21, 2014

Topic		Suggestion	Considerations	Resolution		
				Yes	No	Discuss
Development Type*	1	Only transition different uses across streets	<ul style="list-style-type: none"> Reduces adjacency issues between differing uses along property boundaries Increases up-zoning of residential or eliminates significant amounts of commercial/mixed use (e.g. along Willamette) Adjacency concerns are addressed through transition requirements 	0	4	3
Development Type*	2	Do not upzone single family properties; remove MF along 29 th Ave. and remove row houses along Portland Street and High Street as use transitions	<ul style="list-style-type: none"> Reduces change to existing properties Retains existing adjacency concerns between high-intensity mixed use and single family residential Eliminates use transitions Reduces housing type options 	1	4	2
Development Type*	3	Alternative to #2: Rezone larger blocks of existing single family to multifamily where changes are already proposed	<ul style="list-style-type: none"> Promotes consistency across blocks within district Increases change to existing properties Suggestion needs refinement to specific areas 	2	5	0
Development Type	4	Require a PUD for row houses	<ul style="list-style-type: none"> Intent of code is to address design issues specific to each development type through clear/objective standards that also reduce process/increase predictability PUD standards are oriented towards larger developments and do not address design issues specific to row houses 	0	4	3
Transitions	5	Limit the extent of the sloped setback	<ul style="list-style-type: none"> Suggestion needs refinement 	Add to “design standards” discussion		
Transitions	6	Use the City of Portland variable setback standard based on wall area	<ul style="list-style-type: none"> Provides additional flexibility for development Increases complexity for design and plan review 	2	5	0

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Transitions	7	Require parking as transition from MF or MU to SF	<ul style="list-style-type: none"> Increases buffer to adjacent low-density residential Reduces development options for MF and MU sites 	Add to “design standards” discussion		
Transitions	8	Disallow balconies and dormers along property lines next to SF homes (only allow along front property lines). <i>6.23.14 clarification: applies to adjacent USE not ZONE</i>	<ul style="list-style-type: none"> Reduces privacy impacts to ex. low-density residential Potentially reduces livability for future residents; impacts marketability of housing and feasibility of redevelopment Reduces design options/flexibility 	3	3	-
Transitions	9	Clarify that tree waiver applies only to standards triggered at the time of development	<ul style="list-style-type: none"> Eliminates possible assumption that waiver may pass to future property owners or apply to other, future development proposals 	Include clarification in code		
Transitions	10	Apply transition standards to row houses	<ul style="list-style-type: none"> Reduces protections to ex. low-density residential Reduces flexibility and feasibility for row houses; narrow lots may preclude row house development due to additional side-yard setbacks 	Add to “SFO standards” discussion		
Transitions	11	Reference existing solar access standards instead of proposed standards. <i>6.23.14 clarification: existing solar standards should apply only to SFO zone</i>	<ul style="list-style-type: none"> Promotes consistency with existing code Proposed solar access standards (as part of transition standards) protect R-1 and SFO properties adjacent to all adjacent development types; existing standards apply only to structures on R-1 and R-2 zoned lots Existing standards require significantly greater setbacks for a given building height than proposed standards 	6	-	-
Transitions	12	Utilize existing transition standards used in SUNA n’hood instead of proposed standards	<ul style="list-style-type: none"> Promotes consistency with existing code Proposed transition standards offer more protection and greater flexibility than existing SUNA standards 	0	4	3
Parking	13	Increase parking standards to match university area. <i>6.23.14 clarification: establish multifamily parking standards based on number</i>	<ul style="list-style-type: none"> Reduces potential impacts on adjacent neighborhoods from excess parking demand Reduces feasibility of redevelopment; reduces housing and job capacity of district 	4	3	0

		<i>of bedrooms vs. number of units.</i>	<ul style="list-style-type: none"> • Distorts market for effective parking pricing • Many other elements proposed to address parking demand, including permit system to address neighborhood parking issues if needed 			
Parking	14	Offset parking requirement 1:1 for new, on-street parking spaces provided through the development	<ul style="list-style-type: none"> • Acknowledges increased parking capacity provided by on-street spaces 	Include in proposed code		
Parking	15	Do not allow parking reductions for residential uses that eliminate parking spaces; off-site spaces and “replacement” reductions OK	<ul style="list-style-type: none"> • Maintains minimum parking requirements for residential uses • Reduces potential for on-street, long-term parking spill-over in nearby residential areas • Reduces flexibility for projects • Reduces development capacity of district 	TBD		
Parking	16	Eliminate ability to exchange parking spaces for open space	<ul style="list-style-type: none"> • Addresses lack of feasibility in proposal • Keeps more parking • Reduces potential for open space • Reduces flexibility for development 	TBD		
Parking	17	Only allow exchange of parking spaces for open space on properties fronting South Willamette Street	<ul style="list-style-type: none"> • Keeps more parking • Reduces potential for open space • Reduces flexibility for development 	TBD		
Parking	18	Line parking structures on the ground floor with active uses	<ul style="list-style-type: none"> • Reduces impacts of parking garages on the walkability and character of streets 	Include in proposed code		
Parking	19	Require a formal agreement for any off-site or shared parking reductions; allow agreement to be updated over time as parking requirements change	<ul style="list-style-type: none"> • Increases assurance that parking will be available to meet the needs of proposed development • Allows flexibility over time as needs change 	Include in proposed code		
Parking	20	Define “transit stop” for purposes of parking reductions	<ul style="list-style-type: none"> • Increases clarity and intent of allowance 	Include in proposed code		
Parking	21	Establish a “maximum reduction” cap for parking flexibility, e.g. a percentage of the basic standard	<ul style="list-style-type: none"> • Maintains minimum parking requirements for all uses • Reduces potential for on-street, long-term parking spill-over in nearby residential areas • Reduces flexibility for projects • Reduces development capacity of district 	TBD		

Parking	22	Establish a residential parking minimum of 1 space per dwelling unit up to 2 bedrooms; add .5 space per unit for each additional bedroom; 25% reduction applies per current code (West University area requirement)	<ul style="list-style-type: none"> Establishes higher minimum parking requirement for residential uses Reduces potential for large, multi-bedroom dwellings to distort parking demand vs. capacity Reduces potential for on-street, long-term parking spill-over in nearby residential areas Reduces flexibility for projects Reduces development capacity of district 	TBD
Parking	23	Establish a residential parking minimum of .5 spaces per unit (Walnut Station requirement), with an additional .5 spaces per additional bedroom above 2 bedrooms; proposed reductions allowed	<ul style="list-style-type: none"> Establishes lower minimum parking requirement for residential uses up to 2-bedrooms Establishes higher minimum parking requirement for residential units with more than 3 bedrooms 	TBD
Flexibility	24	Allow one additional floor for developments that provide integral (structure/podium) parking on at least one floor	<ul style="list-style-type: none"> Offsets cost and loss of bldg. square footage for providing structured parking on a building floor Increases building height 	TBD
Flexibility	25	Allow additional bldg. height in exchange for % of site in open space vs. specific square foot area, with a minimum area requirement	<ul style="list-style-type: none"> Provides equitable flexibility for sites of all sizes 	Include in proposed code
Flexibility	26	Clarify that bonus height in exchange for open space will be allowed on a percentage of the <i>building area</i> (vs. site area)	<ul style="list-style-type: none"> Increases clarity and intent of allowance 	Include in proposed code
Flexibility	27	Cap the amount of parking that can be reduced in exchange for open space at 15%	<ul style="list-style-type: none"> Retains more parking for proposed development Reduces potential for excessive parking reductions Reduces flexibility for development 	TBD
Flexibility	28	Direct building height bonuses at the 5 th floor vs. the 6 th floor or higher	<ul style="list-style-type: none"> Directs incentives at the additional cost of a higher construction type for buildings above 4 stories Reduces overall allowed building height within the district from 5 stories to 4 Reduces financial feasibility of individual projects 	More information needed

			<ul style="list-style-type: none"> • Reduces development capacity of district 	
Design Standards	29	Remove requirement for retail on ground floor in mixed use subdistrict	<ul style="list-style-type: none"> • Allows market to determine appropriate locations and amount of retail use • Increases flexibility for development • Reduces control over development character and activity level along certain streets in the district 	TBD
Design Standards	30	Allow more than 50% of building to be set back if the area is used for plaza space or pedestrian amenities	<ul style="list-style-type: none"> • Increases flexibility for development • Increases potential for open space in district • May reduce enclosure of public space along street 	Include in proposed code
Design Standards	31	Remove requirement for specific frequency of entrances in /AR Active Retail subdistrict	<ul style="list-style-type: none"> • Allows market to determine appropriate locations and frequency of entrances; reduces chance of “faux entrances” and unintended design outcomes • Increases flexibility for development • Reduces control over development character and activity level along certain streets in the district 	TBD
Design Standards	32	Reduce required frequency of entrances in /AC/RH subdistrict to every 30 feet (vs. 25)	<ul style="list-style-type: none"> • Increases flexibility for development 	Include in proposed code
Design Standards	33	Remove “change of color” as an optional, stand-alone element to distinguish base, middle and top of buildings (allow only in combination with other distinguishing features)	<ul style="list-style-type: none"> • Promotes more effective application of articulation standards • Reduces flexibility for development 	Include in proposed code
Design Standards	34	Add “change of pattern” to vertical articulation options, in combination with color	<ul style="list-style-type: none"> • Promotes more effective application of articulation standards • Increases flexibility for development 	Include in proposed code
Design Standards	35	Add additional flexibility for transparency to address different needs on the first floor	<ul style="list-style-type: none"> • Increases flexibility for development • Allows more privacy for first floor residential 	Clarification needed
Design Standards	36	Increase allowance for certain types of commercial in the /AC subdistrict from 500 sf to 1200 sf	<ul style="list-style-type: none"> • Establishes more reasonable standard for viable retail or commercial use • Increases flexibility for development 	Include in proposed code
Design Standards	37	Add standards to promote green building practices for parking and street design, e.g. bioswales,	<ul style="list-style-type: none"> • Increases green infrastructure • Reduces flexibility for development 	Clarification needed

pervious paving

** Currently proposed development types and subdistricts closely reflect the content of the South Willamette Concept Plan. The location of proposed development types is based on extensive public discussion and fine-tuning to balance needs and priorities in the area with an emphasis on minimizing change vs. accommodating growth; significant changes would alter this balance.*

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Single Family Options – Proposed Concepts – General Standards

Topic	Current Code Standard	Proposal
Height	<p>R-1 Low Density 30' or 37'* R 1.5 Rowhouse 35'</p> <p>*7' additional height allowance for roof slopes 6:12 or steeper</p>	<p>Allowable heights are specified by the <i>building height regulating plan</i> and by development type.</p> <p>SFO 30' SFO (Cottage Cluster) 18' or 25'* SFO/RH (Rowhouse development type) 30' or 37'*†</p> <p>*7' additional height allowance for roof slopes 8:12 or steeper Height may be further limited through sloped setback (see “transitions”) †Rowhouse development type also subject to transition standards adjacent to SFO zone and R-1</p>
Sloped Setback	<p>R-1 Low Density Area Specific R 1.5 Rowhouse None</p>	<p>SFO Cottage Cluster Starting at the setback from the abutting R-1 or SFO zoned property, at a point that is 12' above grade, the setback shall slope at the rate of 8 inches vertically for every 12 inches horizontally away from the lot line until a point not to exceed the maximum allowable building height according to the regulating plan.</p> <p>SFO Starting at the setback from the abutting R-1 or SFO zoned property, at a point that is 25' above grade, the setback shall slope at the rate of 8 inches vertically for every 12 inches horizontally away from the lot line until a point not to exceed the maximum allowable building height according to the regulating plan.</p>
Dormers	<p>R-1 Low Density Area Specific R 1.5 Rowhouse Area Specific</p>	<p>SFO Dormers may intrude into the angled plane of the sloped setback; dormers may be a maximum of 10 feet wide and 6 feet above the sloped setback plane; a maximum of one dormer is allowed per 20 linear feet of building face abutting the property line. Dormers shall include at least 4 square feet of window area and shall setback at least 2 feet from the nearest roof edges.</p>

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Windows (Interior Lot Line Facing)	R-1 Low Density None R 1.5 Rowhouse None	SFO and SFO/RH Windows facing interior lot lines are required to off-set from abutting dwellings by 12 inches. (Clerestory windows are exempt). Window offsets are not required where sight lines are greater than 50% site obscured between opposing windows through fences, architectural features, hedges, trees or vegetation.
Building Setbacks	Minimum 10' setback from front property line; Minimum 5' foot setback from interior property lines	Minimum 10' setback from front property line; Minimum 5 foot setback from interior property lines. (Additional interior property line set-backs may apply to certain transition conditions)
Lot Coverage	R-1 Low Density 50% maximum coverage R 1.5 Rowhouse 75% maximum coverage	SFO 50% maximum coverage SFO/RH 75% maximum coverage
Entrances	R-1 Low Density None R 1.5 Rowhouse None	SFO and SFO/RH require covered entry porches with size and configuration by type. Primary entries are required to face the street or shared open space by development type.
Common and Private Open Space	Common Open Space R-1 Low Density None R 1.5 Rowhouse None Private Open Space R-1 Low Density None R 1.5 Rowhouse 400 sq. ft. per dwelling unit minimum, with a minimum smallest dimension of 14 feet	Common Open Space SFO Varies by type SFO/RH None Private Open Space SFO Varies by type SFO/RH 400 sq. ft. per dwelling unit minimum, with a minimum smallest dimension of 10 feet

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Building Size	R-1 Low Density None R 1.5 Rowhouse 8 units in one building maximum, no more than 180' in width	SFO None SFO Cottage Cluster have square footage limited to a maximum of 1,000 sq. ft. total with 850 sq. ft. maximum ground floor area SFO/RH and SFO Courtyard allow a maximum of six units in one building, no more than 150' length. Individual dwelling units have a maximum width of 25' and a minimum width of 15'
Architectural Detail and Facade Articulation	R-1 Low Density None R 1.5 Rowhouse None	SFO and SFO/RH architectural detail and façade articulation are required through architectural design standards menus, development standards and through development type standards. Architectural Design Standards Menus: <ol style="list-style-type: none"> 1. Building Form. Each dwelling shall include at least one of the following design features on the primary entrance façade or on an interior lot line facing façade and within 18 feet of the primary entrance façade: <ul style="list-style-type: none"> • At least one architectural projection that projects a minimum of 18 inches from the façade and with a minimum width of 2 feet (example: bay windows, a chimney shown on the exterior of the house). • Changes in vertical wall plane of at least 18 inches at a minimum every 25 feet. • Covered porches or trellised patios with a minimum area of 30 square feet and a minimum depth of 4 feet. • Balconies with a minimum 24 square feet and a minimum depth of 4 feet. • At least one dormer, with a window with a minimum area of 4 square feet, attached to habitable interior space with a maximum width of 10 feet. 2. Architectural Detailing. Each dwelling shall include at least two of the following design features: <ul style="list-style-type: none"> • Primary entrance door recessed from the wall plane at least 6

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inches.

- All eaves with minimum 18 inches of overhang
- Permanent architectural awnings or window shading on the primary entry facade
- Roof brackets, columns, decorative screens, railings, shutters or other detailing.
- Trim with a 3-1/2 inch minimum width and 3/4 inch minimum projection marking all building roof lines, porches, windows and doors on all elevations.
- Fascia boards on all eaves and gabled ends with 6 inches minimum width.

3. Materials & Finish. Each dwelling shall include at least two of the following design features:

- Durable finish and/or accent material, such as (specific examples) masonry, finished concrete, stone and/or finished metal to cover 33 percent of the front façade
- Premium siding such as (specific examples) cladding, to cover a minimum of 67 percent of the vertical building walls.
- Materials change in building siding cladding with the primary material to cover a minimum of 60 percent of the exterior facades (excluding windows, doors, and trim). A secondary material (or multiple materials) to cover the remainder of the façades (excluding windows, and doors, and trim).
- Variation in building colors and accent colors. Primary color shall cover a minimum of 60 percent of the exterior façades (excluding windows and doors). A secondary color (or multiple colors) shall cover the remainder of the façades (excluding windows, doors and trim). A tertiary color shall cover building trim.
- Finished building foundation visually separating the building from the ground plane by at least 12 inches

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- Windows with mullions consistent with a defined architectural style

4. Sustainable Features. At least one of the following sustainable features shall apply to the entire development site or each dwelling:

- Siting of dwellings within the development site and in relation to buildings on abutting sites to maximize solar access on the south facing facades. At least 75 percent of the development site's total building square footage shall be sited such that one axis of each dwelling is at least 1.5 times longer than the other, and the longer axis is within 15 degrees of geographical east-west (applies only to walls enclosing conditioned spaces).
- Direct solar exposure on 75 percent of south-facing exterior walls at the time of initial occupancy, measured at noon on the winter solstice.
- Solar hot water system providing 50 percent of heated water use to comply with COE standards.
- On-site solar energy generation providing at least 5 percent of the projected annual electrical and thermal energy needs for the dwellings in the development site.
- Ecoroof covering a minimum 50 percent of the total roof area within the partition boundary to comply with COE Stormwater Management Manual Standards.
- Rain garden, stormwater planter, swale, pond or a combination thereof providing 100 percent of the site stormwater treatment needs shall comply with Stormwater Management Standards.
- Pervious concrete, pervious asphalt, stone or masonry pavers, structural grass pavers, or other, approved permeable paving for a minimum of 70 percent of paved surfaces within the development site.
- Plant or retain one tree per dwelling.
- Rainwater catchment and storage system with a minimum 80 gallon

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		<p>per dwelling capacity shall comply with COE Stormwater Management Manual standards.</p> <ul style="list-style-type: none"> • Drought tolerant plant materials from COE Native Plants Alternative list covering 70 percent of the non-paved site area, including required common open space, set-backs, or buffers, to meet at a minimum <u>Landscaping Standard L-1</u>. • Food gardening areas providing 100 square feet per dwelling unit of garden space. Garden areas are additional to required open space for each Development Type.
Windows	R-1 Low Density None R 1.5 Rowhouse None	SFO and SFO/RH require 20% window coverage on first floor and 15% coverage on upper stories on street facing façade. (End-units allowed in the Courtyard Development Type have separate standards).
Windows (Interior Lot Line Facing)	R-1 Low Density None R 1.5 Rowhouse None	<p>SFO and SFO/RH Windows facing interior lot lines are required to off-set from abutting dwellings by 12 inches. (Clerestory windows are exempt).</p> <p>Window offsets are not required where sight lines are greater than 50% site obscured between opposing windows through fences, architectural features, hedges, trees or vegetation.</p>
Site Access	R-1 Low Density None R 1.5 Rowhouse Vehicle access must be from an alley	SFO and SFO/RH Vehicle access shall be from an alley when the alley is developed or from a single shared driveway easement
Driveway Standards	R-1 Low Density Area Specific R 1.5 Rowhouse Dwellings may not have driveways accessing individual units from the street	<p>SFO Driveway Standards. Driveways that are accessed from a street shall meet the following requirements:</p> <p>(a) Driveway Allowance. No more than one driveway shall be allowed per development site on each street abutting the site except for duplex lot as provided.</p> <ul style="list-style-type: none"> ▪ Taper. The driveway must taper to no more than 10 feet at the

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property line, except as provided as a Pull-Out Pad (see below).

- Driveway Width. Driveways accessed from streets classified as a local street and serving up to ten parking or garage spaces shall be a maximum of 10 feet wide.
- Pull-Out Pad. Driveways accessed from streets classified as minor arterials or neighborhood collectors and serving 3 to 10 parking or garage units shall provide a “pull-out pad” not to exceed 10 feet by 20 feet within 3 feet of the sidewalk and curb apron
- Large Parking Lot Access. Driveways serving more than ten parking spaces shall comply with Multi-Family Standards Driveways.
- Separation. A driveway or parking area shall be located a minimum of five feet from any existing driveway or parking area on an abutting property.
- Paving Calculation. The full width of paved surfaces (such as parking areas or walkways) that are within one foot of a driveway shall be included in calculating the driveway width except that one private walkway, with a maximum width of 5 feet within 5 feet of the driveway, may terminate at the driveway.
- Driveways in Setback Area. Up to 3.5 feet of the driveway width may be located in an interior setback area when Landscaping Standard Partial Screen Fence (L-5) is used to screen the driveway along the property line. No portion of the interior yard set-back shall be utilized for parking.
- Duplexes. Driveways serving duplexes where both main entrances face the same street and the lot is not on the corner of two streets or the corner of a street and an alley, two driveways are allowed as follows:
 - Driveways shall be separated by a minimum of 18 feet measured along the face of the curb at full curb height between the curb cuts
 - Driveways shall meet or exceed the standards above

SFO/RH

In addition to the above standards SFO/RH dwellings may not have

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		driveways accessing individual units from the street
Garage Door Standards	<p>R-1 Low Density Set-back 18' minimum from front property line</p> <p>R 1.5 Rowhouse Dwellings may not have vehicle access from the street</p>	<p>SFO</p> <p>Garage Doors</p> <ul style="list-style-type: none"> For a garage accessed via a street, a maximum of one garage door is allowed per dwelling unit. Garage doors shall be no more than 9 feet wide and 8 feet high, and must be set back a minimum of 18 feet from any portion of a lot line that abuts a street. Garage doors on garages attached to a dwelling unit shall set-back from the primary entrance façade by a minimum of 2 feet. For a garage accessed from an alley, one garage door with maximum dimensions of 18 feet wide and 8 feet high, or 2 garage doors with maximum dimensions of 9 feet wide and 8 feet high, are permitted per dwelling unit. <p>Garage Windows. Garages visible from the public street shall include at least one window with at least one minimum dimension of 4 feet per 20 linear feet of street-facing façade.</p> <p>SFO/RH In addition to the above standards the Row House Development Type and Courtyard end units are prohibited from including garages with street-facing doors or street-facing tuck-under entries.</p>
Parking	<p>R-1 Low Density Area Specific</p> <p>R 1.5 Rowhouse Area Specific</p>	<p>SFO and SFO/RH</p> <p>Required minimum and maximum vehicle spaces per dwelling unit varies by type</p> <ul style="list-style-type: none"> Parking Configuration. Parking configuration and standards shall apply according to requirements for each Development Type. Location of Surface Parking. No portion of a vehicle parking area may be located within the front property line setback or between the street and the residential building façade that faces, and is closest to, the street. Paving. Parking areas are required to surface the area in a durable, dust-free permeable or impermeable paving.

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Landscaping	R-1 Low Density	None	SFO and SFO/RH Landscape Screening. <ul style="list-style-type: none">▪ Parking. Surface parking areas with three to ten spaces shall be screened to EC 9.6210(2) Low-Screen Landscape Standard (L-2) with a minimum width of 3 feet from abutting properties and streets. Parking areas with more than ten spaces shall comply with EC9.6410(3) Motor Vehicle Parking Standards – Landscape Standards.• Outdoor Storage, Trash and Recycling. Outdoor storage, trash, and recycling areas shall be screened from view from abutting properties, streets and alleys with a minimum 5-foot tall 100-percent sight-obscuring fence or enclosure on at least three sides with the open side facing at least 90 degrees away from the nearest abutting property, street, or alley.
	R 1.5 Rowhouse	None	

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Single Family Options – Proposed Concepts – Development Type Standards

Topic	Current Code Standard		Proposal
SFO/RH Rowhouse			
Entrances	R 1.5 Rowhouse	None	SFO/RH Dwelling units shall provide a main entrance defined by an individual covered entry porch facing the street with a minimum area of 30 square feet and a minimum depth of 4 feet. Entrances shall be directly connected to the public sidewalk with a paved pedestrian walkway with a maximum width of 5 feet.
Open Space	Common Open Space R 1.5 Rowhouse	None	Common Open Space SFO/RH
	Private Open Space R 1.5 Rowhouse	400 sq. ft. per dwelling unit minimum with a minimum smallest dimension of 14 feet	Private Open Space SFO/RH 400 sq. ft. per dwelling unit minimum with a minimum smallest dimension of 10 feet
Building Scale and Form	R 1.5 Rowhouse	None	SFO/RH Architectural Design Standards. Façade Articulation. Primary entrance facade shall be articulated to indicate individual units through at least one of the following methods: <ul style="list-style-type: none">• Building walls between units shall be offset at least 18 inches• Each unit shall include bays extending at least 18 inches from 60% of the front façade containing windows over 30% of bay wall area on each floor.
Parking	R 1.5 Rowhouse	None	SFO/RH One parking space maximum per unit. Shared surface parking shall abut a minimum of one development site interior lot line.

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Topic	Current Code Standard		Proposal
SFO Courtyard			
Entrances	R 1 Low Density	None	SFO Courtyard Dwelling units shall provide a main entrance defined by an individual covered porch facing the common open space with a minimum area of 30 square feet and a minimum depth of 4 feet. Entrances shall be directly connected to a shared pedestrian walkway by a paved walkway with a maximum width of 5 feet.
Open Space	R-1 Low Density	None	SFO Courtyard Common Open Space <ul style="list-style-type: none">A single, common open space shall be provided with a minimum 200 square feet per unit with no dimension less than 20 feet. The common open space shall be bordered by building frontage on at least two sides and shall abut the public sidewalk on one side for no less than 20 feet in width.Flex-Space. The Courtyard Development Type allows up to 70 percent of required common open space to be flex-space. Flex-space is a hard-surface, multi-use outdoor area that may simultaneously provide vehicle access and maneuvering, common open space for residents, and pedestrian access. Flex-space may not include private or shared surface parking Private Open Space <ul style="list-style-type: none">Private open space shall be provided with a minimum 96 square feet per unit.
Building Scale and Form	R-1 Low Density	None	SFO Courtyard Architectural Design Standards. Façade Articulation. Facades on attached units shall be articulated to visually distinguish individual units from one another through at least one of the following means: <ul style="list-style-type: none">Building walls between units shall be offset at least 18 inches

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		<ul style="list-style-type: none">• Each unit shall include bays extending at least 18 inches from 60% of the front façade containing windows over 30% of bay wall area on each floor• Windows adjacent to each entry, a minimum of 10 square feet and configured in a square or vertical proportion.
Parking	R-1 Low Density None	SFO Courtyard One parking space maximum per unit. Shared surface parking shall abut a minimum of one development site interior lot line.

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Attachment B

Topic	Current Code Standard		Proposal
SFO Cottage Cluster			
Entrances	R 1 Low Density	None	<p>SFO Cottage Cluster</p> <p>All dwelling units shall provide at least one covered entrance porch of at least 80 square feet and a minimum depth of 8 feet. Entrances shall face and directly connect to the common open space by a paved pedestrian walkway with a maximum width of 5 feet, except as required below.</p> <p>All dwelling units sited with street frontage shall provide a covered entrance porch as required above facing and directly connected to the sidewalk by a paved path with a maximum width of 5 feet. Frontage units that also abut common open space shall provide an additional covered porch entrance with minimum dimensions of 3 feet by 6 feet facing and directly connected to the common open space.</p>
Open Space	R-1 Low Density	None	<p>SFO Cottage Cluster</p> <p>Common Open Space</p> <ul style="list-style-type: none">Common open space shall be provided with a minimum of 1,600 square feet, or 400 square feet per unit, whichever is greater. At least 50 percent of the units in the development site cluster must abut common open space. Common open space serving 3 or more units shall be abutted by units on at least 2 sides. No unit shall be more than 60 feet from common open space. Common open space shall not be divided into more than two separate areas with one area of at least 1600 square feet. Common open space shall have no dimension less than 25 feet and may include setback areas. <p>Private Open Space</p> <ul style="list-style-type: none">Private open space shall be provided with a minimum of 200 square feet per unit. No dimension shall be less than 10 feet, and no single space area may be less than 100 square feet. Private open space may include landscaped front, side and rear yards, and setback areas.

Attachment B

Building Scale and Form	R-1 Low Density	None	<p>SFO Cottage Cluster</p> <p>Architectural Design Standards.</p> <p>Character and Diversity. Dwelling units and accessory buildings located in a cluster shall be designed within a consistent architectural character. Clusters of three or more units shall provide diversity within the architectural character using two or more of the following design elements:</p> <ul style="list-style-type: none"> • Provide at least 2 porch styles • Provide at least 2 roof styles • Vary the use and form of dormer windows • Vary the building materials so that no more than 70% of cottages in a cluster feature the same combination and application of materials. • Vary the dominant building color so that no more than 70% of units in a cluster feature the same dominant color.
Parking	R-1 Low Density	None	<p>SFO Cottage Cluster</p> <p>One and a half parking space maximum per unit.</p> <p>For development sites providing three or more parking spaces or garage units, surface parking and garages shall be shared and abut a minimum of one development site interior lot line.</p>

Attachment B

Topic	Current Code Standard		Proposal
SFO Single-Family Detached			
Entrances	R 1 Low Density	None	SFO Single-Family Detached All dwelling units are required to provide an individual covered entry porch with a minimum area of 30 square feet and a minimum depth of 4 feet.
Open Space	R-1 Low Density	None	SFO Single-Family Detached None
Parking	R-1 Low Density	None	SFO Single-Family Detached Two parking space maximum per unit.

NOTE: Special Area Zones and certain neighborhoods such as (but not limited to): South University, Fairmont, and Amazon have additional, alternate and often more limiting standards in R-1.

Additionally certain lot types such as (but not limited to): alley access and flag lots in area specific neighborhoods have different and often more limiting standards than in other R-1 zones

R 1.5 is not allowed in Amazon, Fairmont, and South University neighborhoods.